



MEMORANDUM

To: Mayor and City Council

From: Jamie Brierton, Capital Programs Administrator
Kent Collins, P.E., Director of Public Works

Date: September 28, 2021

Reference: Plantation Drive & Mossy Oaks Street Reconstruction Design- Change Order 4, TAX 2015 B

2040: Pillar 0: Sustainable City Government
Goal 3: Well-maintained City Infrastructure

General Information:

- In February 2016, the engineering services contract for design was awarded to Pape Dawson at Council in the amount of \$325,600.00.
- Changes in scope led to the need for change orders during design.
- Anticipated loss in sales-tax revenue led to a shift in construction to a bond-funded project.
- In October 2019, Change Order #1 was approved for \$39,700.00 to perform an additional downstream drainage study and to incorporate ADA requirements to meet the new Coppel Design Standards.
- In April 2020 the downstream drainage study findings, including adding additional storm drain inlets to reduce flooding, were incorporated into the plans at a cost of \$10,500, which was entered as CO #2
- In January 2021, after review of 90% set of utility plans, it was requested by Coppel that Pape Dawson include reconstruction utility services to Delta Court, as well as re-align sanitary sewer for constructability purposes to save cost in construction. This change was entered as CO #3 in the amount of \$18,000.00
- Change Order #4 is submitted in the amount of \$38,500.00 due to expanded site visits and meetings related to the project scope changes, and cost escalation covering the time between original design start in February 2016 to current rates for final design and construction administration.

Introduction:

This agenda item is being presented for approval of Change Order #4 with Pape Dawson Engineers in the amount of \$38,500.00



History:

In February 2016, the engineering services contract for design was awarded to Pape Dawson at Council in the amount of \$325,600.00. In October 2019, Change Order #1 was approved for \$39,700.00 to perform an additional downstream drainage study and to incorporate ADA requirements to meet the new Coppell Design Standards. In April 2020 the downstream drainage study findings, including adding additional storm drain inlets to reduce flooding, were incorporated into the plans at a cost of \$10,500, which was entered as CO #2. In January 2021, after review of 90% set of utility plans, it was requested by Coppell that Pape Dawson include reconstruction utility services to Delta Court, as well as re-align sanitary sewer for constructability purposes to save cost in construction. This change was entered as CO #3 in the amount of \$18,000.00. In August 2021, Pape Dawson submitted information supporting an adjustment in the amount of \$38,500.00 due to expanded site visits and meetings related to scope changes, and cost escalation covering the time between original design start in February 2016 to current rates for final design and construction administration.

Analysis:

Change Order #4 pushes the design contract over the 25% increase, requiring Council approval for this change. The new Pape Dawson contract total would be \$432,300.00 if Change Order 4 is approved. As Plantation Drive construction is underway, it is not anticipated that any additional design funds will be required to finish the project. Typically, the cost of engineering design is 10%-15% of the construction cost. The construction cost of \$5.4M would still put this design, including change orders, well below benchmark of \$540,000.00. Given the nature of the construction-phase services, the option of finding another firm for these tasks is not realistic and would almost certainly be more costly.

Legal Review:

The City's standard design contract is reviewed by legal periodically, with changes made as requested.

Fiscal Impact:

The fiscal impact of this Agenda item is \$38,500.00, funding provided through ¼ cent sales tax.

Recommendation:

The Public Works Department recommends approval of this item.